

68-94

QUITCLAIM DEED  
Without Covenant  
Corporate Grantor

024730

KNOW ALL MEN BY THESE PRESENTS,

That ROBERT A. ROSENTHAL and ARLYNE R. SACKS, Trustees of the Mall Trust, created by Trust Indenture dated January 9, 1967, and recorded in the Androscoggin County Registry of Deeds in Book 1021, Page 265, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **SERVICENTER, INC.**, a corporation duly established by law and having a place of business in Waterville, in the County of Kennebec, and State of Maine, the receipt whereof we do hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said **SERVICENTER, INC.**, its successor/successors and assigns forever,

NO TRANSFER  
TAX PAID

A certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine and more particularly bounded and described as follows:

Commencing at a point in the easterly right-of-way line of Libby Avenue, which point is situated one hundred seventy-four (174) feet northerly of the point of intersection of the northerly right-of-way line of Broadway Street and the easterly right-of-way line of Libby Avenue; thence in a general northerly direction along the easterly right-of-way line of Libby Avenue a distance of five hundred (500) feet more or less to a point, which point is situated four hundred twenty-nine (429) feet westerly of the westerly right-of-way line of College Avenue; thence in a general easterly direction a distance of one hundred ninety-eight (198) feet to a point; thence in a general southerly direction a distance of two hundred sixty-two (262) feet to a point (which point is situated two hundred forty-seven and five tenths (247.5) feet westerly of the westerly right-of-way line of College Avenue); thence in a general southerly direction along the westerly line of premises presently owned by the within Grantor a distance of two hundred thirty-eight (238) feet to a point, situated on the northerly line of premises now or formerly of one Vigue; thence in a general westerly direction along the northerly line of premises now or formerly of one Vigue and of one Sullivan a distance of one hundred feet to the point of beginning.

Also one other certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine and more particularly bounded and described as follows:

Commencing at a point on the northerly boundary line of property of Elm Realty Company, which point is situated one hundred ninety-eight (198) feet easterly of the easterly right-of-way line of Libby Avenue and which point is situated in the two most southeasterly corners of premises described in the first description contained in this deed; thence in a general easterly direction along the northerly boundary line of property of Elm Realty Company a distance of thirty-three feet (33') to a point; thence in a general northerly direction along the westerly boundary line of property of one Pelletier and property of one Johnson a distance of two hundred forty-eight (248) feet to a point; thence in a general westerly direction a distance of thirty-three (33) feet to a point; thence in a general southerly direction along the easterly boundary line of a portion of the premises described in the first description of this deed a distance of two hundred forty-eight (248) feet to the point of beginning.

Meaning and intending hereby to convey to the within Grantee the parcels of land acquired by Lewis J. Rosenthal and Robert A. Rosenthal as Trustees of The Dover Trust by deed of Elm Realty

Company dated July 15, 1976, and recorded in the Kennebec County Registry of Deeds in Book 1927, Page 177. The Dover Trust was merged into the Mall Trust by Agreement of Merger dated September 20, 1979, and recorded in the Androscoggin County Registry of Deeds in Book 1427, Page 310, and in the Kennebec County Registry of Deeds in Book 3463, Page 204.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said **SERVICENTER, INC.**, its successor/successors and assigns forever.

In Witness Whereof, the said **ROBERT A. ROSENTHAL** and **ARLYNE R. SACKS**, in our capacity as Trustees of the Mall Trust, have hereunto set our hands and seal this 19th day of August in the year of our Lord one thousand nine hundred and ninety-two.

Signed, Sealed and Delivered  
in the presence of:

Matthew E. Hurler

Robert A. Rosenthal, Trustee

Matthew E. Hurler

Arlyne R. Sacks, Trustee

STATE OF MAINE  
KENNEBEC, SS.

DATED: August 19, 1992

Personally appeared the above named **Robert A. Rosenthal** and **Arlyne R. Sacks**, in their capacity as Trustees of the Mall Trust, and acknowledged the foregoing instrument to be their free act and deed in their said capacity.

Before me,

Albert J. Bernier  
Notary Public  
Print Name: **ALBERT Bernier**  
My Commission Expires:

RECEIVED KENNEBEC SS.

1992 SEP -2 AM 9:00

ATTEST: Lynne Ruth Mann  
REGISTER OF DEEDS